



City of Carmel

Carmel/Clay Advisory Board of Zoning Appeals Regular Meeting Monday, January 26, 2004

Time: 7:00 P.M.
Place: Community Room
Clay Township Government Building
10701 North College Avenue
Indianapolis, IN 46280

AGENDA:

- A. Call to Order (7:00 p.m.)
- B. Pledge of Allegiance
- C. Swearing in of Members
- D. Roll Call
- E. Declaration of Quorum
- F. Approval of Minutes of Previous Meeting
- G. Election of Officers
- H. Communications, Bills, and Expenditures
- I. Reports, Announcements, Legal Counsel Report and Department Concerns:
- J. **Public Hearing**

1-5j. TABLED

Tom Wood Subaru- Signage

The applicant seeks the following development standards variances:

V-103-03 #03100019 § 25.7.02-8(b) 5 identification signs
V-104-03 #03100020 §25.7.02-8(b) 5 identification signs facing south
V-105-03 #03100021 §25.7.02-8(b) 3 identification signs facing east WITHDRAWN
V-106-03 #03100022 §25.7.02-8(b) 1 identification sign facing west WITHDRAWN
V-107-03 #03100023 §26.4 relief from buffer yard requirement

The site is located at 3230 E 96th Street. The site is zoned B/3-Business.

Filed by Lawrence Lawhead of Barnes & Thornburg for Tom Wood Subaru.

6-7j. Lady Hamilton Estates, Lot 6 - Special Use

Broad Horizons Montessori School

The applicant seeks approval to operate a private school in the R-1 Zone.

SU-101-03 #03100007 §7.02 special use

The applicant also seeks the following development standards variance:

V-134-03 #03120028 §27.03.02 parking lot curbing

The site is located at 1325 E 111th Street. The site is zoned R-1/ Residence.

Filed by Susan & Kurt Pieples of Broad Horizons Montessori School, LLC.

8-11 j. THE FOLLOWING PETITIONS HAVE BEEN WITHDRAWN AT THE REQUEST OF THE PETITIONER:

AMLI at Old Town (V-124-03 through V-127-03; 03110025 through 03110028)

The applicant seeks the following Development Standards Variance approvals for signage:

V-124-03 #03110025 §25.07.02-13(b)3 non-identification supergraphic signs

V-125-03 #03110026 §25.07.02-09(c)60-sq.-ft. non-identification sign "Lumber & Grain"

V-126-03 #03110027 §25.07.02-09(c)52.5-sq.-ft. non-identification sign "Hardware"

V-127-03 #03110028 §25.07.02-09(c)55-sq.-ft. non-identification sign "Lofts Apartments"

The site is located at southeast corner of West Main Street and the Monon Greenway. The site is zoned C-2/Old Town within the Old Town Overlay.

Filed by the Department of Community Services for the Carmel Redevelopment Commission.

12j. Merchants' Square, C7 (Charter One Bank) (V-128-03/ #03120021)

The applicant seeks the following development standards variance:

V-128-03 #03120021 § 25.7.02-9(c) maximum sign area

The site is located at 2140 E 116th Street. The site is zoned B-8/Business.

Filed by Helyn Tompkins of SignArt for Charter One Bank.

13j. Taylor Trace, Lot 12 (UV-129-03/ #03120022)

Furry Family Veterinary Clinic

The applicant seeks approval for a use variance:

UV-129-03 #03120022 §25.18.02 Veterinary clinic

The site is located at 3309 E. 146th Street. The site is zoned R-1/Residence.

Filed by Dr. Mary Wade.

14-15j. Park Northwestern, Lot 13A (V-130-03/ #03120023)

The applicant seeks the following development standards variance:

V-130-03 #03120023 §25C.07 minimum tract size

04010013 V §23C.10.3.5.b parking lot perimeter planting

The site is located at the southwest corner of Michigan Rd & Northwestern Dr.

The site is zoned I-1/Industrial within the US 421/Michigan Rd Overlay Zone.

Filed by Mary Solada of Bingham McHale, LLP for Java Partners, Ltd.

16j. TABLED

Carmel Science & Technology Park, Lots 11B & 11C:

Congressional Flex Space (V-132-03/ #03120025)

The applicant seeks the following development standards variance:

V-132-03 #03120025 §20D.04.06 front landscaped yard

The site is located at southwest 122nd Street & Congressional Blvd.

The site is zoned M-3/Manufacturing.

Filed by Mila Slepaya of Mid-States Engineering.

17j. Riverview Medical Park, Phase I (V-133-03/ #03120026)

The applicant seeks the following development standards variance:

V-133-03 #03120026 §6.01 (of PUD Z-410-03) occupied floors

The site is located at 5925 East 146th Street.

The site is zoned PUD/Planned Unit Development.

Filed by James Shinaver of Nelson & Frankenberger for Riverview Hospital.

K. Old Business

L. New Business

M. Adjourn